



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2715 Post Road
Stevens Point, Wisconsin 54481-
TDD #: (608) 264-8777

Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 48
Comm #: 54440-9501-78-A
BRRTS #: 03-37-001244
Site Name: Up The Hill Bar
Site Address: 1578 N Shore Dr, Hatley, 54440
Site Manager: Dave Rozeboom
Address: 473 Griffith Ave
City, State Zip: Wisconsin Rapids, WI 54494-7859
Phone: 715-421-7873
e-mail: david.rozeboom@wisconsin.gov
Bid Manager: Dee K. Zoellner
Address: 2715 Post Road
City, State Zip: Stevens Point, Wisconsin 54481-
Phone: (715) 342-3802
e-mail: Dee.Zoellner@Wisconsin.Gov

Bid-Start Date:	March 26, 2007
Questions must be received by (See Section 2 (B)):	April 09, 2007 4:00 PM
Responses will be posted by (See Section 2 (B)):	April 27, 2007
Bid-End Date and Time:	May 11, 2007 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Digicopy-Stevens Point, 257 Division St, Stevens Point, WI 54481
Phone: (715) 295-9606 Fax: (715) 295-9609

SECTION 2 – Site-Specific Bid Requirements

General Comments

Site Description:

The property is currently vacant and is surrounded by residential homes to the east, south and west and a bar to the north.

Geology/Hydrogeology: Soil material consists of sand from the surface to 40 feet bls (PZ-6). Neighboring potable well logs indicate sand to a depth of at least 80 feet bls.

The water table is approximately 20 feet bls exhibiting a southern to southeasterly flow direction.

Soil/Groundwater contamination: The majority of the soil contamination is within the capillary fringe directly beneath the former tank basin and pump island. Oxygen Release Compound was injected in the source area on in March 2004.

Enforcement standard exceedences in the groundwater are limited to MW-2 and PZ-6. Contaminant concentrations in PZ-6 are currently unstable.

Monitoring Well Network: The monitoring well network consists of six (6) monitoring wells and one (1) piezometer.

Environmental Factors Present: Documented expansion of plume margin

Minimum Remedial Requirements

Conduct 1 year of sampling according to the following schedule:

MW-2, MW-6P	Quarterly
MW-1, 3, 4, 5, 6, Slammer PW, Boruch PW, Vera PW	Annually

Monitoring well samples should be analyzed for PVOC's, Naphthalene, 1,2-DCA and dissolved lead. Potable well samples should be analyzed for PVOC's, Naphthalene, 1,2-DCA and dissolved lead using EPA Method 524.2. The annual sample round should include natural attenuation field parameters in all wells.

A flow diagram and plume diagram should be created using data from the annual round of sampling data.

At the conclusion of the first year of quarterly monitoring the contracted consultant should provide a brief annual letter report of results to WDNR and Commerce. The letter report shall provide updated and comprehensive summary tables of groundwater sampling results and water levels (i.e., tables shall include historical results together with the results of the additional sampling covered by this bid).

At the conclusion of the above workscope the DNR project manager will review and determine the next phase of work. For the purposes of the bid, bidders should also provide separate contingency costs for each of the following categories:

- 1) Install a piezometer completed to a depth of 40 feet bls. Assume that the piezometer will be installed on the south side of Lakeview Drive, on the Vera property.
- 2) One additional year of monitoring and flow/plume diagrams following the above schedule. Assume that the new piezometer will be sampled quarterly. The first sample collected from the new piezometer should be analyzed for VOC's. Reduced sampling requirements with WDNR prior approval may be possible.
- 3) If it appears that closure is available at the completion of either the first or second year of quarterly sampling and the WDNR project manager concurs, the contracted consultant shall prepare and submit a complete closure report and GIS Registry packet (consistent with NR 726 requirements) for closure consideration by the WDNR (and provide a copy to Commerce). The report must include all historical data, document all historical activities, and include the data results and documentation of the work activities completed in accordance with this bid. It will be the contracted consultant's responsibility to fully review the entire file and request copies, if necessary, to submit a comprehensive closure request.

If the DNR project manager concurs with a recommendation for closure, Commerce will provide a change order for the closure related costs using the bid amounts. Note that Commerce will also use the contingency costs when determining the lowest cost bid. The initial bid cost cap will be based on the Total Bid Amount for the bid with the lowest compliant overall costs (i.e., including contingency costs).

If closure is not available upon completion of the work scope discussed above, then a final report of data results and documentation of the work activities completed in accordance with this bid shall be submitted to the DNR (and copied to Commerce). If closure is determined not to be available, the cost cap established by this bid will be modified downward by the amount of each uncompleted phase. Bidders shall provide line item costs for the activities listed above in the table provided on the 3rd Page of the Bid Response. If a completed 3rd page is not included with the Bid Response, the Bid Response will be determined to be non-responsive. The winning bidder will not be allowed to move costs between the scope of work items without prior Commerce approval.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional

reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding,

submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the

professional license must be included. Registration requirements are listed in Comm 5.

4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Up The Hill Bar

COMMERCE #: 54440-9501-78

BRRTS #: 03-37-001244

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Up The Hill Bar

COMMERCE #: 54440-9501-78

BRRTS #: 03-37-001244

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

1	One year of quarterly groundwater sampling, elevations, etc..	\$	
2	Laboratory costs – PVOC's, Naphthalene, 1,2-DCA, dissolved lead, etc...	\$	
3	Waste disposal for groundwater sampling	\$	
4	Letter report of results, including historical, as indicated and electronic reporting requirements	\$	
5	PECFA Claim Preparation	\$	
6	Total Bid Amount	\$	
7	Contingency to install Piezometer to 40 feet & Laboratory analytical	\$	
8	Contingency for an additional year of groundwater monitoring(all wells), flow/plume diagrams and all associated waste disposal.	\$	
9	Contingency for all closure-related costs, including GIS and well abandonment costs.	\$	